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7th August,2014

TITLE REPORT

THIS TITLE REPORT is prepared at the request of **Mr. Venancio Maria De Jesus Gonsalves**, Partner of **M/s. D ELEGANCE REAL ESTATE DEVELOPERS**, based on the documents placed before me.

SCHEDULE OF THE PROPERTY:

SCHEDULE

{SAID PROPERTY}

ALL THAT PROPERTY known as "MADALOWADDO" alias "ODLEA BANDAVELEM BATA" situated at Village Marna, within the limits of Village Panchayat of Marna-Siolim, Sub-district of Bardez District of North Goa, State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office of Bardez, bearing old cadastral survey no. 465(part), surveyed for records of rights under survey no.62/1 of Village Marna admeasuring an area of 2,300 sq. meters, and bounded as under:

On or towards the East: by properties surveyed under no.62/2, 3&4 ;

On or towards the West: by road;



On or towards the North : by the properties bearing survey no.61/1
and 2;

On or towards the South: by road;

DOCUMENTS RELIED UPON:

1. Copy of Registo de Agrimensor/extract of registration maintained by the Asstt. Survey & Settlement Officer dated 27th July, 2011 pertaining to property bearing survey no. 465 of Village Marna. (Portuguse)
2. Copy of translation of the said Registo de Agrimensor/extract of registration.
3. Copy of Old cadastral plan in respect of property bearing survey no. 465 of Village Marna.
4. Copy of New cadastral Plan in respect of property bearing survey no. 62/1 of Village Marna.
5. Corresponding certificate dated 20th May, 2014 issued by the Directorate of Settlement & Land Records, Panaji Goa.
6. Copy of Statement of Oath dated 29th April, 2008 in Inventory Proceedings bearing no.17/2008/A.
7. Copy of Order dated 17th November, 2008 passed by the Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing no.17/2008/A.
8. Copy of Legal Scrutiny report prepared by Adv. P. G. Nrulkar dated 07-07-2014.
9. Copy of public notice dated 09-06-2014
10. Copy of Title verification, search report & title Clearance certificate prepared by Adv. A.K. Phadte dated 12-07-2014

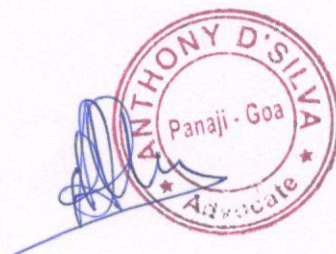



11. Copy of Record of Rights (Form I&XIV) in respect of property bearing survey no. 62/1 of Village Marna
12. Survey Plan in respect of property bearing survey no. 62/1 of Village Marna.
13. Deed of sale dated 23rd July, 2014.

TRACING OF TITLE

IT CAN BE INFERED FROM THE DOCUMENTS PRODUCED BEFORE ME:

1. In terms of the Agrimensor the known as "MADALOWADDO" alias "ODLEA BANDAVELEM BATA" situated at Village Marna, within the limits of Village Panchayat of Marna-Siolim, Sub-district of Bardez District of North Goa, State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office of Bardez, bearing old cadastral survey no. 465(part), surveyed for records of rights under survey no.62/1 of Village Marna admeasuring an area of 2,300 sq. meters and bounded on or towards the East: by properties surveyed under no.62/2, 3&4 ;on or towards the West: by road; on or towards the North : by the properties bearing survey no.61/1 and 2; on or towards the South: by a road, originally belonged to Mr. Crisna Xete Modcoicar also known as Krishna Xete Madkaikar.
2. The said Mr. Crisna Xete Modcoicar also known as Krishna Xete Madkaikar was married under the regime of general communion of assets to Mrs. Krishnabai Krishna Madkaikar.
3. The said Mr. Crisna Xete Modcoicar and Mrs. Krishnabai Krishna Madkaikar from their wedlock they had only one daughter Mrs.




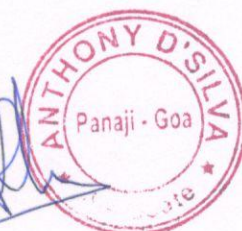
Laxmi Kashinath Chodankar who was married to Mr. Kashinath Chodankar.

4. The said Mr. Crisna Xete Modcoicar also alias Krishna Xete Madkaikar and the said Mrs. Krishnabai Krishna Madkaikar expired leaving behind their sole and universal heir the said Mrs. Laxmi Kashinath Chodankar married to Mr. Kashinath.
5. The said Mrs. Laxmi Kashinath Chodankar married to Mr. Kashinath Chodankar were also married under the regime of general communion of assets and from their wedlock they had following heirs:
 - a. Mr. Nandakumar Kashinath Chodankar married to Laxmi Nandakumar Chodankar.
 - b. Mr. Suresh Kashinath Chodankar Married to Anuradha Suresh Chodankar
 - c. Mr. Pradeep Kashinath Chodankar married to Hemalata Pradeep Chodankar.
6. On the death of the said Mr. Crisna Xete Modcoicar alias Krishna Xete Madkaikar and his wife Mrs. Krishnabai Krishna Madkaikar and Mrs. Laxmi Kashinath Chodankar and her husband Mr. Kashinath Chodankar, Inventory proceedings bearing no.484/2011/B were initiated in the Court of the Civil Judge Senior Division at Mapusa by Mr. Suresh Kashinath Chodankar and the said Mr. Suresh Kashinath Chodankar was appointed as the Administrator. In the statement on oath made by the said Mr. Suresh Kashinath Chodankar, she affirmed on oath that said Mr. Crisna Xete Modcoicar alias Krishna Xete Madkaikar and his wife Mrs. Krishnabai Krishna Madkaikar and Mrs.




Laxmi Kashinath Chodankar and her husband Mr. Kashinath Chodankar expired leaving behind the following heirs as their only heirs namely Mr. Nandakumar Kashinath Chodankar married to Laxmi Nandakumar Chodankar; Mr. Suresh Kashinath Chodankar married to Anuradha Suresh Chodankar; Mr. Pradeep Kashinath Chodankar married to Hemalata Pradeep Chodankar.

7. The said property was listed as Item no. 1 in the list of assets dated 06-02-2012 filed in the said Inventory proceedings bearing no.484/2011/B and in terms of the minutes of auction, the final chart of allotment and vide order dated 12th March, 2012 passed by the Civil Judge Senior Division at Mapusa the said property described at item no.1 came to be allotted to the Applicant/Head of the Family/Administrator Mr. Suresh Kashinath Chodankar and the said allotment was confirmed and made absolute.
8. In terms of the said order dated 12th March, 2012 passed in inventory proceedings bearing no.484/2011/B the said Mr. Suresh Kashinath Chodankar initiated mutation proceedings and entered his name in the records of rights (Form I&XIV).
9. A public notice dated 09-06-2014 was published in the local daily "THE NAVHIND TIMES" dated 10-06-2014, calling upon objections from the general public, no objections were received during the stipulated time objecting to the intended sale.
10. Vide deed of sale dated 23rd July, 2014 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. BRZ/BK1-03450-2014 CD number BRZD709 dated 31-07-2014 the said Mr. Nandakumar Kashinath Chodankar married to Laxmi Nandakumar Chodankar; Mr.

Suresh Kashinath Chodankar married to Anuradha Suresh Chodankar; Mr. Pradeep Kashinath Chodankar married to Hemalata Pradeep Chodankar conveyed the SAID PROPERTY to M/s. D ELEGANCE REAL ESTATE DEVELOPERS a partnership firm, having its office at H.no. 43, Villa Gonsalves, Chinchwada, Chimbhel, Ilhas, Goa.

11. On the basis of the said deed of sale dated 23rd July, 2014 the said M/s. D ELEGANCE REAL ESTATE DEVELOPERS claims to have absolute ownership and title to property bearing survey no.62/1 of Village Marna described in schedule hereinabove.

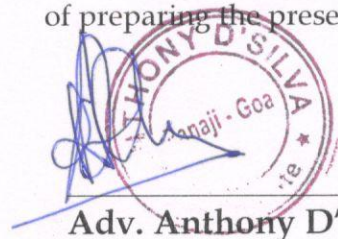
CONCLUSION

In view of the above I am of the opinion that the said M/s. D ELEGANCE REAL ESTATE DEVELOPERS has right, title and interest to the SAID PROPERTY bearing survey no.62/1 of Village Marna admeasuring 2300 sq. meters more particularly described in schedule hereinabove and that the said title to the said property is marketable.

NOTE:

THIS REPORT has been given by me on the basis of the documents produced before me and on the assumption that the copies are true extracts and that the documents are the copies of the original documents.

I am also returning the documents handed over to me for the purpose of preparing the present report.


Adv. Anthony D' Silva